

Residential building with four units and sea views on the edge of the Barranco de las Angustias in Los Llanos

La Vera

C- 3259



The finca is located right on the edge of the large gorge that forms the entrance to the Caldera de Taburiente, in a very peaceful setting and enjoys the particularly mild climate of this region.

It consists of a main house, which you enter via a glass-roofed patio. You are greeted by a bright, semi-open-plan living room that flows into the kitchen and dining area. The kitchen is equipped with a fitted kitchen, a strip light, window and door to the ravine and a covered balcony. A small, open hallway leads to the very large master bedroom, a small bedroom or study with a very nice sea view, another small bedroom adjoining a storage room, which can also be used as a workshop or spacious storeroom, and a large daylight bathroom with bath and shower. An open staircase leads to the upper level, which contains open spaces, terraces and planting and provides access to the three other residential units:

Flat 1 has a balcony and a partially covered terrace, a studio, a small kitchen and a shower room.

Flat 2 is accessed via a staircase. It is a bright and modern studio with a beautiful view, integrated shower and cooking area as well as a separate toilet.

Flat 3 is also accessed via a covered terrace and an adjoining open-plan area with beautiful sea views. It consists of a bright living room with beautiful sea views even from the sofa, a kitchen with dining area, a bedroom, a daylight shower room and, on the top level, a large, round roof terrace with wonderful views of the caldera, the Roque and the Barranco de las Angustias and the Atlantic Ocean.

The finca is in good to very good condition. It is accessible via a well-paved, albeit narrow, public road and is of course connected to the public electricity and drinking water network. There is also a very fast

built surface area	198 m ²
plot area	354 m ²

altitude	320 m
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rooms	6
living-room	2
kitchen	3
bedrooms	4
bathrooms	4
studios	2
utility room	1
storage	1
hallway	1

built-in kitchen
bathtub
shower
daylight bathroom

price	420.000 €
plus brokerage	3 %

Location

On the edge of Los Llanos de Aridane at 320 metres above sea level in a very quiet residential area with views of the Barranco de las Angustias and the Atlantic Ocean. Distance to the next supermarket approx. 400 m, to the centre of Los Llanos with all shopping and school facilities, as well as numerous restaurants and bars approx. 1.5 km, to the sandy beach with marina of Tazacorte approx. 6 km, to the international airport approx. 33 km and to the next nuclear power station approx. 1,660 km.

Development

electric grid
 town water
 SAT-TV

internet connection via fibre optics with 800 MBit/second. The main flat and flat 3 are equipped with a heat pump air conditioning system with heating function.

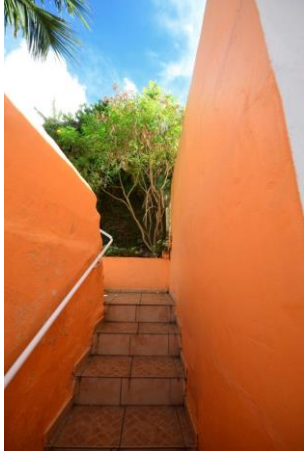
climate control unit with heating
internet fibre optic

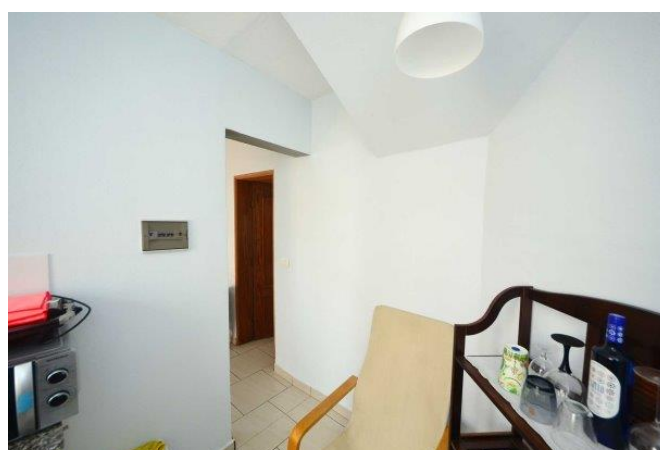
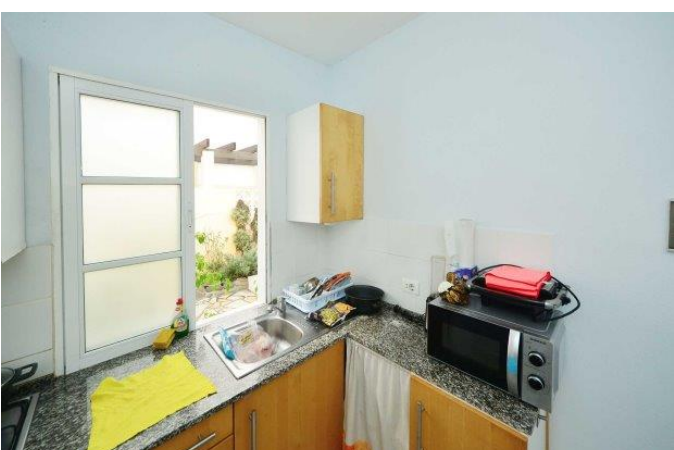


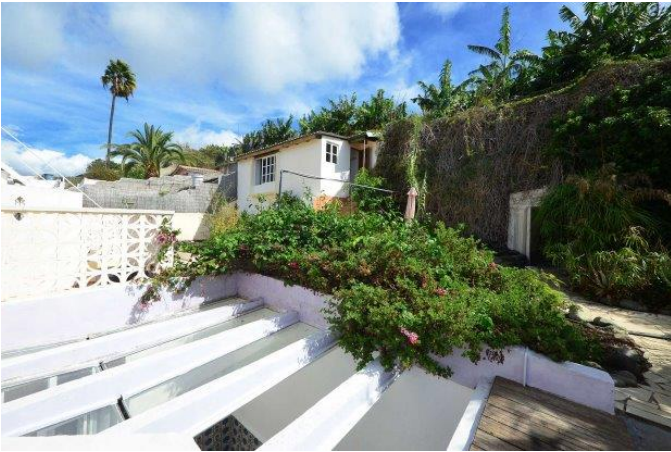
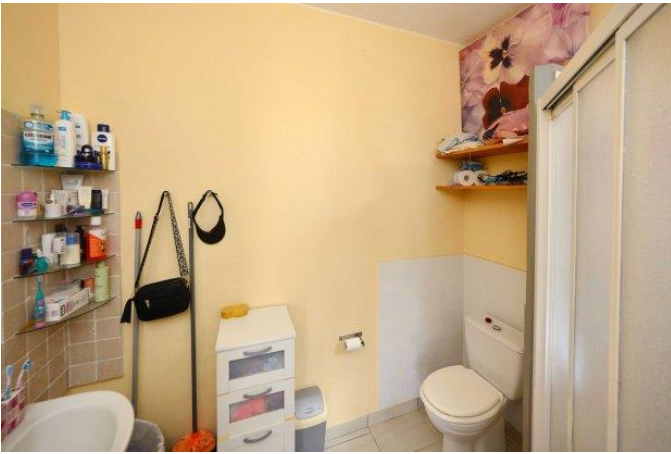








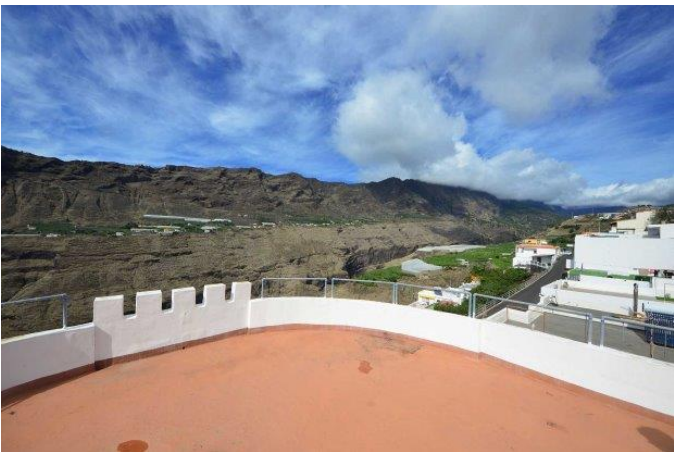












General terms and conditions

1. Scope of activities: Mediation of properties to purchase or rent.
2. Fee: The brokerage fee falls due if a contract of purchase, a lease contract or a pre-contract comes off because of our mediation. A commission claim occurs also when the parties to a contract come in to direct conference because of our activities. We can be subject to commission from both parties.
3. Fee amount: With mediation of real estates, plots of land, flats or business establishments 3% of the actual purchase price (minimum 1.800 €) + I.G.I.C. (Canarian tax) is to compound. With conclusion of a pre-contract 2/3 of the brokerage falls due, the remaining 1/3 falls due with notarisation.
By conclusion of a limited rental agreement with a period of tenancy to 10 months, landlords and tenants are commissionable with 10% of the whole net rent.
By conclusion of a permanent rental agreement with a period of tenancy more than 11 months, landlords and tenants are commissionable, each with one net monthly rent.
4. Due date: The respective commission payment falls due with conclusion of contract. Payments different to this are subject to an agreement in writing.
5. Proviso: All bids, sizes and prices are based on the instructions of the supplier to the best knowledge and belief and without compromise and under the proviso of error. The agent takes no responsibility its accuracy.
6. Acceptance of the general terms and conditions: With acceptance of our offers, that is to say, our office services as also with an issuance of a purchase of intermediation the client accept these general terms and conditions.
7. Confidentiality: Buyer and seller are urged to keep all their known contact details in confidence and not to give to third party.
8. Scale of business: Our due includes activities around the transaction of the purchase or letting of properties from the mediation up to the signing at the notary. Incidental external charges or fees from public authorities, lawyer, architects, notary and so on must be paid by the seller or buyer.
9. Court of jurisdiction 38760 Los Llanos de Aridane, Spain. Applicable law is the law of the kingdom Spain.



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